



## Planning & Building Department

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### ORM & MP Districts

Excerpts from Land Use Code Chapter 20.08, Article V

*Last Updated: November 12, 2019*

#### Permitted and conditionally-permitted uses in ORM and MP Districts

The following permitted and conditionally permitted uses may be allowed in the ORM and MP Districts. Chapter 20.28, Article V describes the procedures for obtaining a conditional use permit.

| Permitted (P) and Conditionally Permitted (C) Uses   | ORM | MP | Specific Use Regulations      |
|--|-----|----|-------------------------------|
| Any residential use permitted in Article IV, RM District, subject to the regulations of the RM District. Residential uses may be combined with nonresidential uses on the same site. | P   | -- |                               |
| Churches, convents, monasteries, parish houses, parsonages, and other religious institutions   | C   | -- |                               |
| Employee housing for six or fewer employees in accordance with Cal. Health & Safety Code § <a href="#">17000</a> , et seq.   | P   | P  |                               |
| Golf courses and driving ranges  | C   | -- |                               |
| Home occupations   | P   | -- | HMC <a href="#">20.20.005</a> |
| Hospitals  | --  | P  |                               |
| Medical and dental laboratories  | C   | P  |                               |
| Offices - chiropractic care  | P   | P  |                               |
| Offices - professional, administrative and business <sup>1</sup>   | P   | P  |                               |
| Offices - professional and administrative, restricted to the provision of medical, dental, and other health care services  | C   | P  |                               |
| Parking lots   | P   | P  |                               |
| Pharmacies that do not carry general merchandise or dispense goods or merchandise unrelated to health care   | C   | P  |                               |
| Private noncommercial clubs and lodges   | C   | -- |                               |
| Private recreation parks and swim clubs  | C   | -- |                               |
| Private schools and colleges, not including art, craft, music, dancing, business, professional, or trade schools and colleges  | C   | -- |                               |
| Psychologist, psychiatrist, counseling and therapist offices   | P   | P  |                               |
| Public utility and public service pumping stations, power stations, equipment  | P   | -- |                               |

| Permitted (P) and Conditionally Permitted (C) Uses   | ORM | MP | Specific Use Regulations |
|--|-----|----|--------------------------|
| buildings and installations, drainageways and structures, storage tanks, and transmission lines found by the planning commission to be necessary for the public health, safety and welfare |     |    |                          |
| Residential visitor lodging  | --  | -- |                          |
| Sanitariums and nursing homes, not including mental, drug addict, or liquor addict patients  | P   | P  |                          |
| Spa, day   | C   | -- |                          |
| Vacation rental homes  | --  | -- |                          |
| Vacation timeshares  | --  | -- |                          |
| Veterinarian offices, clinics and animal hospitals   | --  | C  |                          |

-- = not permitted

<sup>1</sup> The "Offices – professional, administrative and business" use type is defined as a business that offers professional business services to the public and that service requires the obtaining of a specified degree, license, or other legal authorization. Examples include lawyers, architects, engineers, certified accountants, insurance agents, financial consultants, or similar professions as determined by the planning director to be applicable to this use type. This use type excludes all those pertaining to the retail or wholesale of goods or merchandise and real estate/broker offices. (Ord. 1177 § 2, 2018; Ord. 1173 § 2, 2018; Ord. 1018 § 2 (Exh. A § 610), 2004; Ord. 1012 § 2 (Exh. D § 3), 2004; Ord. 987 § 2 (Exh. A § 7), 2002; Ord. 964 § 2 (Exh. A § 610), 2000; Ord. 950 § 2 (Exh. A § 610), 1998.)

### Minimum development standards

|                                 |   |
|---------------------------------|---|
| Minimum lot area                | 6,000 square feet   |
| Minimum lot width               | 60 feet, except that the minimum lot width for corner lots in the ORM District shall be 70 feet.  |
| Minimum lot depth               | 100 feet, except that residential lots created in the ORM District shall have a minimum lot depth of 130 feet adjacent to a freeway or railroad right-of-way unless alternative noise mitigation measures are provided.           |
| Minimum front yard              | 20 feet   |
| Minimum side yard (interior)    | 1-story structure: 5 feet<br>2-story structure: 10 feet<br>3-story structure: 15 feet   |
| Minimum side yard (street side) | 10 feet   |
| Minimum rear yard               | 20 feet   |
| Maximum floor area ratio        | 50 percent  |
| Maximum site coverage           | 50 percent  |
| Maximum building height         | Within 100 feet of residentially-zoned property: 40 feet<br>Other locations: 45 feet<br><br>Exceptions to this requirement are prescribed in Section 20.16.065.<br>Accessory building heights are regulated in Section 20.16.030. |
| Usable open space per dwelling  | 300 square feet, subject to the location and design criteria of Section 20.20.015.  |

**Other development requirements**

The following additional requirements apply to development in the ORM and MP Districts:

- Accessory structures: Chapter [20.16](#) HMC, Article II.
- Inclusionary housing: HMC [20.20.030](#).
- Off-street parking and loading: Chapter [20.16](#) HMC, Article VIII.
- Fences and walls: Chapter [20.16](#) HMC, Article III.
- Riparian setbacks: HMC [20.24.090](#).
- Design review: Chapter [20.28](#) HMC, Article IV.
- Signs: Chapter [20.16](#) HMC, Article IX.